



## Buckwoods Road

Braintree, CM7 1DY

**Guide Price £315,000**

Freehold  
Tax Band: C



Boasting TWO GARAGES & driveway parking for two vehicles, an UNOVERLOOKED rear garden and a spacious 16' kitchen/diner is this well-proportioned three bedroom END TERRACE property. Benefiting from a sizeable 16' lounge, d/stairs cloakroom and a boiler newly fitted in 2021. Ideally located within walking distance to local shops/amenities and popular schools - Walking distance to Braintree Town Centre & Station. Ideal for first time buyers!



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The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE LOBBY:

Part-glazed main entry door, opaque double glazed window to side aspect, under floor heating. Door to inner hall.

### INNER HALL:

Radiator, wooden flooring. Doors to cloakroom and lounge.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, wall-mounted boiler (newly fitted in 2021).

### LOUNGE:

16'08 x 15'05 (5.08m x 4.70m)

Double glazed window to front aspect, stairs to first floor, two radiators, wooden flooring.

### KITCHEN / DINER:

16'08 x 9'10 (5.08m x 3.00m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating large ceramic sink with central mixer tap and drainer, Rangemaster double oven with five ring gas hob and extractor hood over, space for American fridge/freezer, washing machine and dishwasher, radiator. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, carpeted flooring.

### MASTER BEDROOM:

11'02 x 9'11 (3.40m x 3.02m)

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring.

### BEDROOM TWO:

12'01 x 8'07 (3.68m x 2.62m)

Double glazed window to front aspect, built-in wardrobes and additional built-in large double storage cupboard, radiator, carpeted flooring.

### BEDROOM THREE:

9'01 x 7'08 (2.77m x 2.34m)

Double glazed window to front aspect, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower over, low level WC, pedestal wash hand basin with tiled splash backs, heated towel rail.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked and low maintenance rear garden, enclosed by fencing and comprising patio area with remainder laid to artificial lawn, access door to garages, gated side access.

### GARAGES, DRIVEWAY & PARKING:

Two garages (accessible via rear garden) with vehicular access from a shared access point, both fitted with double doors, power and lighting. Driveway parking for two vehicles.

## AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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